

AGENDA MEMO

CITY COUNCIL MEETING DATE: SEPTEMBER 5, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: VAC-22442 - APPLICANT: VENTURE PROFESSIONAL CENTERS, LLC - OWNER: CENTENNIAL HILLS CENTER, LLC

**** CONDITIONS ****

The Planning Commission (5-0 vote) and staff recommend APPROVAL, subject to:

1. The limits of this Petition of Vacation shall be the public sewer easement generally located east of Durango Drive, south of Centennial Parkway.
2. A sanitary sewer relocation/abandonment plan must be approved by the Department of Public Works. If relocation is proposed, the relocated sewer lines must be constructed and active prior to the recordation of the Order of Vacation.
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
4. All development shall be in conformance with code requirements and design standards of all City Departments.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right of way or easement being vacated must be retained.
6. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Petition to Vacate a portion of a 20-foot wide Public Sewer Easement generally located east of Durango Drive, south of Centennial Parkway. Abandonment of the easement will allow for the construction of a proposed office complex on adjacent parcels. The proposed vacation will not affect access to the adjacent parcels. Staff recommends approval.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
08/21/02	The City Council approved a General Plan Amendment (GPA-0019-02) for the area along the north side of the Durango Drive S-Curve.
02/05/03	The City Council approved a Petition to Annex property (A-0038-02) located at the southeast corner of Regena Avenue and Riley Street. The effective date was 02/14/03. The Planning Commission and staff recommended approval on 10/24/02.
11/19/04	The City Council approved a Site Development Plan Review (SDR-4985) and Rezoning (ZON-4991) for a medical/ office/ retail development on 22.31 acres located at the southeast corner of Regena Avenue and Riley Street.
12/01/05	The Planning Commission approved a Tentative Map for a one-lot commercial subdivision (Centennial Hills Center) on 23.5 acres adjacent to the northwest corner of Durango Drive and Grand Montecito Parkway. Staff recommended approval. A Final Map Technical Review (FMP-22441) of the area covered by the tentative map was completed 07/10/07.
12/07/05	The City Council approved a Major Modification to the Town Center Development Standards Manual (MOD-8064) to allow three-story buildings under certain conditions within the SC-TC (Service Commercial - Town Center) special land use designation. The City Council also approved a Site Development Plan Review (SDR-8066) for a proposed 239,400 square-foot office complex on 23.5 acres adjacent to the northwest corner of Grand Montecito Parkway and Durango Drive.
07/26/07	The Planning Commission voted 5-0 to recommend APPROVAL (PC Agenda Item #17/ss).
<i>Related Building Permits/Business Licenses</i>	
There are no related building permits or business licenses adjacent to the subject right-of-way.	
<i>Pre-Application Meeting</i>	
A pre-application meeting is not required for this application.	

<i>Neighborhood Meeting</i>
A neighborhood meeting is not required for this application, nor was one held.

<i>Field Check</i>
A site visit was not conducted for this application.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC-TC (Service Commercial – Town Center)	T-C (Town Center)
North	Auto Dealership and Single Family Dwellings	GC-TC (General Commercial – Town Center)	T-C (Town Center)
South	Church and Undeveloped	L (Low Density Residential)	U (Undeveloped)
East	Undeveloped	GC-TC (General Commercial – Town Center) and PF-TC (Public Facilities – Town Center)	T-C (Town Center)
West	Undeveloped	SX-TC (Suburban Mixed Use – Town Center)	T-C (Town Center)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
T-C Town Center District	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

The proposed vacation is needed to allow for construction of a 16-building medical, office and retail complex at the northwest corner of Durango Drive and Grand Montecito Parkway. This project was approved in 2005; however, no permits have yet been issued for construction. Abandonment of the easement will not affect access to the adjacent parcels

The Department of Public Works does not object to the vacation of the public sewer easement.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 4

SENATE DISTRICT 9

NOTICES MAILED 4 by City Clerk

APPROVALS 0

PROTESTS 0